



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION 8

999 18TH STREET- SUITE 300
DENVER, CO 80202-2466
Phone 800-227-8917
<http://www.epa.gov/region08>

SDMS Document ID



2046889

Ref: 8EPR-SR

March 15, 2006

PARKHILL WEST TOWNHOMES LLC
2001 YORK STREET
DENVER CO 80205

RE: 3746 JACKSON ST

Dear Owner,

As part of the VB/I-70 Superfund Site investigation, we recently took soil samples at your property to find out if there is too much lead or arsenic in your yard. *The results show that your property does not require a cleanup.* The levels of both lead and arsenic are below our cleanup levels. The soil sampling results for your property are as follows:

| <u>ADDRESS: 3746 JACKSON ST</u> | <u>EPA Cleanup Levels</u> |
|---------------------------------|---------------------------|
| Lead | |
| 40 parts per million (ppm) | above 400 ppm |
| Arsenic | |
| 7 ppm | above 70 ppm |

This means that your property is not considered by EPA to be part of the VB/I-70 Superfund Site. EPA does not believe that further measures are necessary. You and your family are not at significant risk from arsenic through ordinary contact with soil in your yard while playing, working, gardening, etc. Please note that there may be small areas in your yard, particularly near your house, that may have higher levels of lead due to peeling, external lead-based paint. EPA encourages all owners of older properties to take reasonable precautions regarding lead-based paint.

For further information, please feel free to contact EPA Community Involvement Coordinators Jennifer Chergo at (303) 312-6601 or Patricia Courtney at (303) 312-6631.

Sincerely,

Victor Ketellapper
Remedial Project Manager
The Environmental Protection Agency, Region 8

Evergreen Analytical, Inc.

4036 Youngfield Street, Wheat Ridge, Colorado 80033-3862
(303) 425-6021

Client Sample ID: VB-3746-JK-01
Client Project ID: 213001.01
Date Collected: 1/31/06
Date Received: 2/7/06

Lab Work Order: 06-0774
Lab Sample ID: 06-0774-11
Sample Matrix: Soil

METALS

Method: SW6010

Prep Method: SW3050

Date Prepared: 2/15/06
Date Analyzed: 2/16/06

Lab File ID: 021606PM
Method Blank: MB-9253

Dilution Factor: 1
Lab Fraction ID: 06-0774-11A

| Analytes | CAS Number | Result | LQL | Units |
|----------|------------|--------|-----|-------|
| Arsenic | 7440-38-2 | U | 4.1 | mg/Kg |
| Lead | 7439-92-1 | 18 | 5.9 | mg/Kg |


Analyst


Approved

Qualifiers: B - Analyte detected in the associated Method Blank, value not subtracted from result
E - Extrapolated value. Value exceeds calibration range
H - Sample analysis exceeded analytical holding time
J - Indicates an estimated value when the compound is detected, but is below the LQL
S - Spike Recovery outside accepted limits
U - Compound analyzed for but not detected
X - See case narrative
* - Value exceeded the Maximum Contamination Level (MCL), TCLP limit, or if compound is undetected, LQL exceeds MCL.

Definitions: NA - Not Applicable
LQL - Lower Quantitation Limit
Surr - Surrogate

Print Date: 2/20/06

Evergreen Analytical, Inc.

4036 Youngfield Street, Wheat Ridge, Colorado 80033-3862
(303) 425-6021

Client Sample ID: VB-3746-JK-02
Client Project ID: 213001.01
Date Collected: 1/31/06
Date Received: 2/7/06

Lab Work Order: 06-0774
Lab Sample ID: 06-0774-12
Sample Matrix: Soil

METALS

Method: SW6010

Prep Method: SW3050

Date Prepared: 2/15/06
Date Analyzed: 2/16/06

Lab File ID: 021606PM
Method Blank: MB-9253

Dilution Factor: 1
Lab Fraction ID: 06-0774-12A

| Analytes | CAS Number | Result | LQL | Units |
|----------|------------|--------|-----|-------|
| Arsenic | 7440-38-2 | 6.7 | 4.1 | mg/Kg |
| Lead | 7439-92-1 | 77 | 6.0 | mg/Kg |



Analyst



Approved

Qualifiers: B - Analyte detected in the associated Method Blank, value not subtracted from result
E - Extrapolated value. Value exceeds calibration range
H - Sample analysis exceeded analytical holding time
J - Indicates an estimated value when the compound is detected, but is below the LQL
S - Spike Recovery outside accepted limits
U - Compound analyzed for but not detected
X - See case narrative
* - Value exceeded the Maximum Contamination Level (MCL), TCLP limit, or if compound is undetected, LQL exceeds MCL.

Definitions: NA - Not Applicable
LQL - Lower Quantitation Limit
Surr - Surrogate

Print Date: 2/20/06

Evergreen Analytical, Inc.

4036 Youngfield Street, Wheat Ridge, Colorado 80033-3862
(303) 425-6021

Client Sample ID: VB-3746-JK-03
Client Project ID: 213001.01
Date Collected: 1/31/06
Date Received: 2/7/06

Lab Work Order: 06-0774
Lab Sample ID: 06-0774-13
Sample Matrix: Soil

METALS**Method: SW6010****Prep Method: SW3050**

Date Prepared: 2/15/06
Date Analyzed: 2/16/06

Lab File ID: 021606PM
Method Blank: MB-9253

Dilution Factor: 1
Lab Fraction ID: 06-0774-13A

| Analytes | CAS Number | Result | LQL | Units |
|----------|------------|--------|-----|-------|
| Arsenic | 7440-38-2 | U | 4.1 | mg/Kg |
| Lead | 7439-92-1 | 25 | 5.9 | mg/Kg |



Analyst

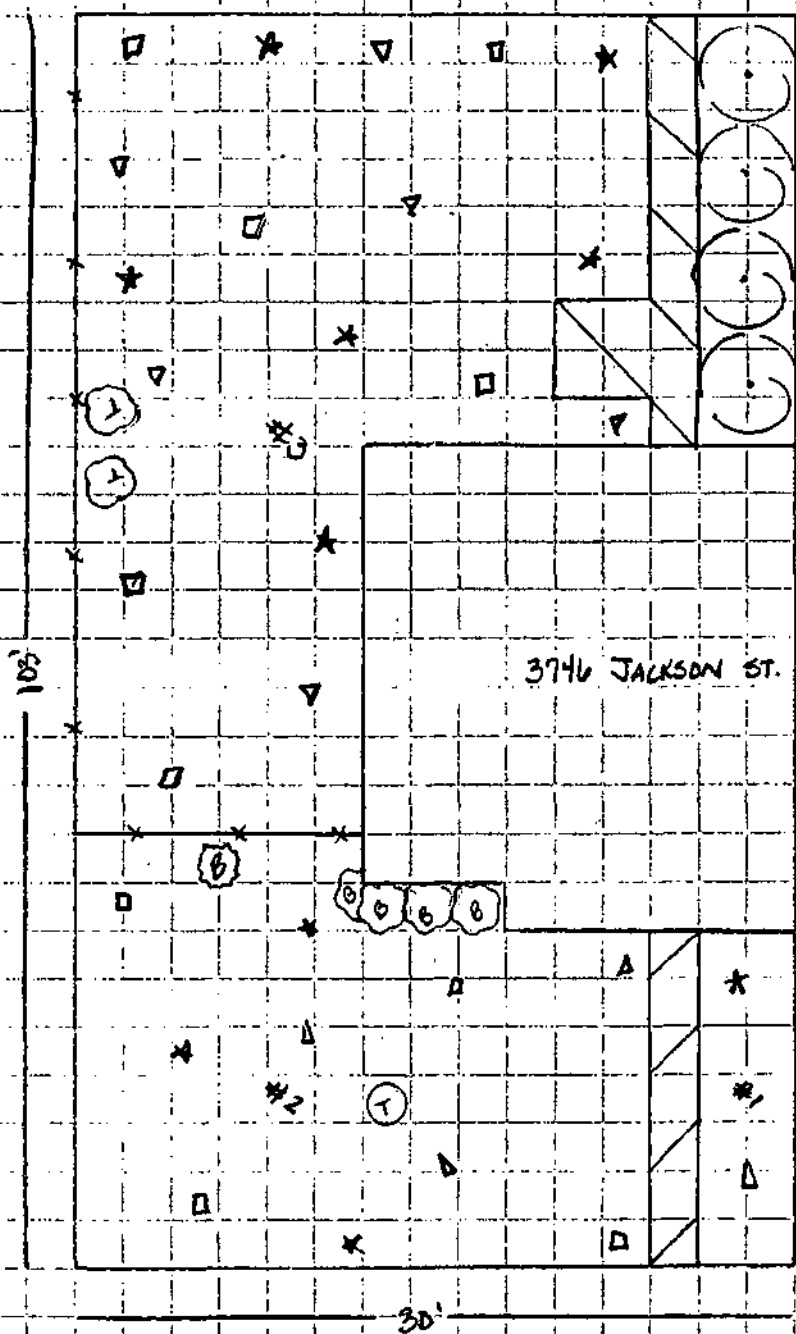


Approved

Qualifiers: B - Analyte detected in the associated Method Blank, value not subtracted from result
E - Extrapolated value. Value exceeds calibration range
H - Sample analysis exceeded analytical holding time
J - Indicates an estimated value when the compound is detected, but is below the LQL
S - Spike Recovery outside accepted limits
U - Compound analyzed for but not detected
X - See case narrative
* - Value exceeded the Maximum Contamination Level (MCL), TCLP limit, or if compound is undetected, LQL exceeds MCL.

Definitions: NA - Not Applicable
LQL - Lower Quantitation Limit
Surr - Surrogate

Print Date: 2/20/06



Section Grid Points 1-31-06

01 14 2 1

02 81 10

03 152 18 1

247 50 8.233

VB 3746 JK 01

VB 3746 JK 02

VB 3746 JK 03

1105 □

1110 A

1115 *

1125 VB-1853-004-RBC



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

REGION 8

Victor Ketellapper

Phone 800-227-8917

<http://www.epa.gov/region08>

CONSENT FOR ACCESS TO PROPERTY

Name: Parkhill West Townhomes LLC (or current property owner)

Location of Property: 3746 Jackson Street

I consent to officers, employees, and authorized representatives of the United States Environmental Protection Agency (EPA) entering and having continued access to the above referenced property for the purpose of taking samples of soil on the Site.

I realize that these actions are undertaken pursuant to EPA's response and enforcement responsibilities under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA or Superfund), 42 U.S.C. § 9601 *et seq.*

BERTHAM A. BREWSTER

Printed Name

303.388.4314

Phone Number

[Signature]

Signature

12/13/05

Date